

**Siskiyou County Planning Commission**  
**Regular Meeting**  
**February 18, 2026**

The Siskiyou County Planning Commission meeting of February 18, 2026, was called to order by Acting Chair Melo at approximately 9:00 a.m. in the Siskiyou County Meeting Chambers, 311 Fourth Street, 2<sup>nd</sup> Floor, Yreka, California. Acting Chair Melo welcomed those present and confirmed that a quorum was established.

**Present:** Commissioners Hart, Melo, and Veale

**Absent:** Commissioners Fowle and Lindler

**Also Present:** Hailey Lang, Director, Community Development Department; James Phelps, Deputy Director of Planning; William Carroll, Assistant County Counsel; Katie Howell, Commission Clerk

**Election of Officers:**

**Chair:**

**Motion:** It was moved by Commissioner Veale, seconded by Commissioner Hart, to elect Commissioner Melo as Chair for 2026.

**Voted** upon and the Acting Chair declared the motion carried unanimously by those Commissioners present.

At this point, Chair Melo took over the meeting after being selected as Chair for 2026.

**Vice Chair:**

**Motion:** It was moved by Commissioner Hart, seconded by Commissioner Veale, to elect Commissioner Lindler as Vice Chair for 2026.

**Voted** upon and the Chair declared the motion carried unanimously by those Commissioners present.

**Approval of Minutes**

It was moved by Commissioner Veale and seconded by Commissioner Hart to approve the January 21, 2026 Planning Commission Minutes as presented. The motion carried unanimously by voice vote.

**Unscheduled Appearances: None**

**Conflict of Interest Declaration: None**

**Presentation of Documents; Availability of Public Records; Public Hearing Protocol:** The Chair directed those present to refer to the Agenda for these items.

**Right of Appeal Statement:** The Chair read the Right of Appeal Statement.

**Changes to the Agenda:** None

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**New Business:****Agenda Item 1: Shasta Cascades Zone Change (Z-24-04)**

The project is a proposed zone change affecting approximately 160 acres of forested land owned by Shasta Cascades Timberlands, LLC, from Non-Prime Agricultural District, 40-acre minimum (AG-2-B40) to the Timberland Production Zone (TPZ). The project site is located off Schulmeyer Gulch Road, south of the city of Yreka, on APN 014-350-050; Township 44N, Range 7W, Section 28 M.D.M; Latitude 41.631°, Longitude -122.655°.

**Staff Report:**

Mr. Phelps explained that the parcel was previously enrolled in a Williamson Act contract; however, due to the change in ownership, the new landowner would have been required to execute a new contract to continue enrollment. The new owner elected not to re-enter the Williamson Act program and instead requested Timberland Production Zone (TPZ) zoning to align the property with surrounding timberland uses and ensure long-term forest management of the site.

Staff evaluated the site's environmental setting, including applicable wildfire hazard severity mapping, erosion hazard constraints, and mapped wildlife habitat areas. Mr. Phelps noted that while Northern Spotted Owl habitat occurs within the broader region, there are no documented or confirmed nest sites located on the subject parcel. Based on this review and the applicable findings, staff recommended approval of the request.

**Agency Input: None**

Chair Melo opened the public hearing. No members of the public were present to provide testimony. The public hearing was closed.

**Commission Questions/Discussion:**

Commissioner Veale asked whether the rezoning would result in immediate logging activity. Mr. Phelps explained that the request was administrative and that any timber harvest would require a separate timber harvest plan approved by CAL FIRE.

Commissioner Hart commented that timber harvest plans are costly to prepare and are generally pursued only when landowners intend to actively manage timber resources. He noted that zoning alignment with surrounding timberlands makes practical sense.

**Motion:** It was moved by Commissioner Hart and seconded by Commissioner Veale to adopt Resolution PC 2026-003, recommending approval of the Shasta Cascades Timberland, LLC, zone change request Z-24-04.

**Voted** Motion carried unanimously by voice vote. It was clarified later in the meeting that this should have been a roll call vote. As the motion carried unanimously, please let the record show:

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**Ayes:** Commissioners Hart, Veale and Melo

**Noes:**

**Absent:** Commissioners Lindler and Fowle

**Abstain:**

**The Chair called for a break at approximately 10:01 a.m.**

**The Chair called the meeting back to order at approximately 10:06 a.m.**

**Agenda Item 2: Acer Klamath Forest Zone Change (Z-24-05)**

The project is a proposed zone change from Williamson Act Agricultural zoning (R-R-B-40) to Timberland Production Zone (TPZ) for approximately 640 acres (comprised of one parcel of approximately 600 acres and one parcel of approximately 40 acres) of forested land owned by Acer Klamath Forest, LLC. The project site is located off Mill Creek Road and Soap Creek Road, west of the city of Yreka, on APN's 014-181-160 and 014-181-370; Township 45N, Range 8W, Section 25, 35 M.D.M; Latitude 41.712°, Longitude -122.732°.

**Staff Report:**

Deputy Director Phelps presented a request by Acer Klamath Forest LLC to rezone approximately 640 acres to Timberland Production Zone (TPZ). The subject parcels are located between Yreka and Fort Jones along Mill Creek Road.

Staff explained that the parcels were previously enrolled in Williamson Act contracts. Upon acquisition of the property, Acer Klamath Forest LLC elected not to renew the contracts and instead pursued TPZ zoning to ensure long-term forest management consistent with surrounding timberland uses.

Mr. Phelps summarized the timber site class analysis, which demonstrated that the parcels substantially exceed the minimum acreage and productivity requirements necessary to qualify for TPZ designation.

Staff evaluated the site's environmental setting, including applicable wildfire hazard severity mapping, erosion hazard constraints, and mapped wildlife habitat areas. Mr. Phelps noted that while Northern Spotted Owl habitat occurs within the broader region, there are no documented or confirmed nest sites located on the subject parcel. Based on this review and the applicable findings, staff recommended approval of the request.

**Agency Input: None**

Chair Melo opened the public hearing. No members of the public were present to provide testimony. The public hearing was closed.

**Commission Questions/Discussion:**

Commissioner Veale asked whether the zoning change would require immediate timber harvesting.

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Staff clarified that harvesting would occur only if the landowner chose to pursue a timber harvest plan through CAL FIRE.

Commissioner Veale also raised broader questions regarding forest management practices and wildfire risk associated with unmanaged forests. Staff acknowledged that active management practices such as thinning and selective harvesting can play an important role in maintaining forest health.

**Motion:** It was moved by Commissioner Veale and seconded by Commissioner Hart to adopt Resolution PC 2026-001 recommending approval of the Acer Klamath Forest LLC zone change request Z-24-05.

**Voted** Motion carried unanimously by roll call vote.

**Ayes:** Commissioners Hart, Veale and Melo

**Noes:**

**Absent:** Commissioners Lindler and Fowle

**Abstain:**

**Agenda Item 3: Acer Klamath Forest Zone Change (Z-24-06)**

Deputy Director Phelps presented a second rezoning request submitted by Acer Klamath Forest LLC involving approximately 2,600 acres across nine parcels near Rock Springs Road.

Staff explained that the parcels were acquired from Fruit Growers Supply Company in 2021 and had previously been enrolled in Williamson Act contracts that were subsequently non-renewed. The applicant is requesting TPZ zoning to align the property with long-term forest management objectives and surrounding timberland uses.

Mr. Phelps summarized the timber site class analysis, which demonstrated that the parcels meet and substantially exceed the minimum acreage and productivity requirements for TPZ eligibility.

Staff evaluated the environmental setting of the project area, including wildfire hazard severity mapping, erosion hazard constraints, and mapped wildlife habitat areas. While sensitive wildlife species, including gray wolves, have been documented within the broader region, staff noted that the zoning action itself does not authorize timber harvesting or ground disturbance. Any future timber operations would require approval of a Timber Harvest Plan administered by CAL FIRE and would be subject to applicable State environmental review and resource protection requirements.

Based on the eligibility findings and environmental review, staff recommended approval of the zone change request.

**Agency Input: None**

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Chair Melo opened the public hearing. No members of the public were present to provide testimony. The public hearing was closed.

**Commission Questions/Discussion:**

Commissioner Hart asked whether wildlife species such as gray wolves had been observed in the vicinity of the project area. Mr. Phelps confirmed that wolves have been documented in the region and noted that staff could reference that information in future Board reports.

Commissioners also discussed agricultural land classifications appearing on some maps despite the absence of irrigation water or active agricultural production on the property.

Chair Melo noted that while mapping discrepancies can occur, the overall characteristics of the parcels clearly support timber production zoning.

**Motion:** It was moved by Commissioner Hard and seconded by Commissioner Veale to adopt Resolution PC 2026-002 recommending approval of the Acer Klamath Forest LLC zone change request Z-24-06.

**Voted** Motion carried unanimously by roll call vote.

**Ayes:** Commissioners Hart, Veale and Melo

**Noes:**

**Absent:** Commissioners Lindler and Fowle

**Abstain:**

**Agenda Item 4: Allen Baradar Zone Change (Z-26-01)**

The project consists of a proposed zone change affecting approximately 11.40 acres of undeveloped land from Rural Residential Agricultural District, 10-acre minimum (R-R-B-10) to the Highway Commercial District (C-H). The proposed zone change would allow for future commercial uses consistent with the Highway Commercial zoning designation, subject to separate discretionary and ministerial approvals at the time of any site-specific development. The project site is located at the intersection of Mott Road and Mott Airport Road, north of the City of Dunsmuir and south of the weigh station, adjacent to Interstate 5, adjacent to the Caltrans – Mt. Shasta Maintenance Station, and across from the Dunsmuir Municipal Mott Airport. Assessor's Parcel Number: 030-230-270. 41°15'24.4"N 122°16'19.1"W.

**Staff Report:**

Deputy Director Phelps presented the staff report regarding the request to rezone approximately 11.4 acres from Rural Residential Agricultural (R-R-B-10) to Highway Commercial (C-H) zoning near the Mott Road interchange north of Dunsmuir.

Staff explained that the parcel is strategically located adjacent to Interstate 5 and in proximity to existing transportation-related and commercial-support uses, including the Caltrans maintenance facility and the Dunsmuir Municipal Airport. The proposed zoning designation would align the property

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with highway-serving commercial uses appropriate for an interchange area while recognizing that any future development would require separate review and compliance with applicable County, State, and federal regulations.

Staff evaluated the site's environmental setting and surrounding land use context. The zoning action itself does not authorize construction or ground disturbance. Any future development proposal would be subject to project-specific environmental review and permitting.

Based on the General Plan consistency analysis and surrounding land use pattern, staff recommended approval of the zone change request.

**Agency Input: None**

Chair Melo opened the public hearing. No members of the public were present to provide testimony. The public hearing was closed.

**Commission Questions/Discussion:**

Commissioner Veale asked whether the parcel had previously been associated with a bottling plant proposal in the area. Staff clarified that the earlier proposal involved a different property.

Chair Melo commented that the parcel's proximity to Interstate 5 makes highway-oriented commercial uses more appropriate than residential development.

**Motion:** It was moved by Commissioner Hart, seconded by Commissioner Veale, to adopt Resolution PC 2026-004 recommending approval of the Allan Baradar zone change request Z-26-01.

**Voted** Motion carried unanimously by roll call vote.

**Ayes:** Commissioners Hart, Veale and Melo

**Noes:**

**Absent:** Commissioners Lindler and Fowle

**Abstain:**

**Items for Discussion/Direction**

**1. Ongoing Staff Update regarding the General Plan Update**

Community Development Director Hailey Lang provided an update regarding the ongoing General Plan update process. Director Lang explained that several draft elements have been prepared by consultants and staff are currently working on the Land Use Element which would be presented to the Commission for detailed review in the near future.

Commissioner discussion focused on agricultural land use and water availability throughout Siskiyou County.

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Commissioner Hart noted the irrigation water availability is essential to agricultural productivity and that changes in statewide water policy could significantly affect local farming communities.

Staff indicated that potential zoning code updates may explore additional flexibility within agricultural zones to allow landowners more options should agricultural production become less viable in certain areas.

**Miscellaneous:**

**1. Future Meetings:** The next regular meeting of the Planning Commission is scheduled for Wednesday, March 18, 2026, at 9:00 a.m.

**2. Correspondence: None**

**3. Staff Comments:**

Director informed the Commission that James Phelps was recently promoted to Deputy Director of Planning.

**4. Commission Comments:**

Commissioners briefly discussed ongoing planning matters including agricultural land use and water availability concerns.

**Adjournment:** The meeting was concluded at approximately 10:37 a.m.

Respectfully submitted,

Signature on file

Hailey Lang, Secretary

Director, Community Development Department

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